

FOR SALE

0.34 AC REDEVELOPMENT/
INVESTMENT OPPORTUNITY



3421 W MONTAGUE AVE NORTH CHARLESTON, SC 29418

Harbor
COMMERCIAL PARTNERS

3421 W MONTAGUE AVE, NORTH CHARLESTON, SC 29418

PROPERTY DESCRIPTION

3421 W Montague presents a rare infill redevelopment opportunity strategically positioned between I-526 and I-26 in North Charleston, offering exceptional connectivity throughout the greater Charleston market. Located along the highly trafficked W Montague commercial corridor, the property sits directly across from the entrance to the North Charleston Coliseum & Performing Arts Center and benefits from immediate proximity to Tanger Outlets Charleston, Topgolf Charleston, and Charleston International Airport, placing the site among some of the region's strongest retail, entertainment, hospitality, and transportation demand drivers.

Situated on approximately ± 0.34 acres, the property includes two (2) occupied buildings and is zoned Commercial Redevelopment District (CRD), allowing for a broad range of permitted uses and future development potential. Positioned within North Charleston's rapidly evolving W. Montague corridor, the site offers a unique opportunity for investors, owner-users, and developers to capitalize on a highly visible, supply-constrained location with significant long-term redevelopment upside.

THE OFFERING

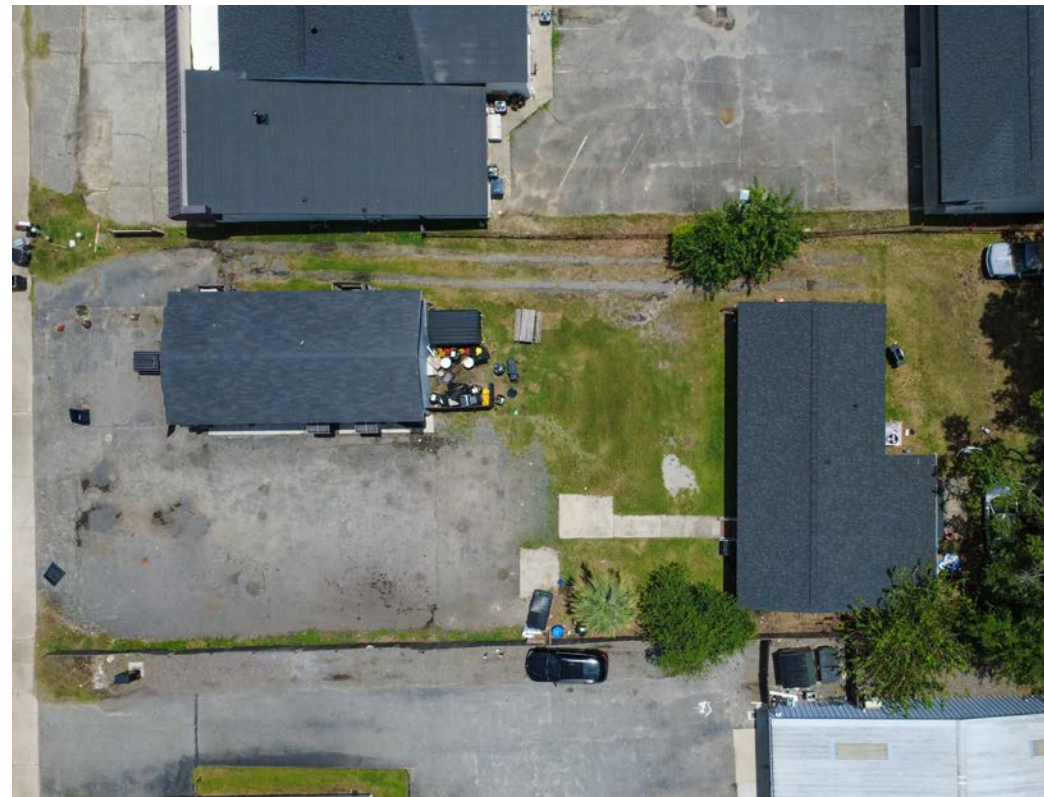
TOTAL SIZE	LOT SIZE	LIST PRICE
2,042 SF	0.34 AC	\$795,000

PROPERTY SPECS

LIST PRICE	\$795,000
TAX ID/APN	400-09-00-110
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
ZONING	CRD - Commercial Redevelopment District
TOTAL SIZE	2,024 SF
BUILDINGS	2
RETAIL SPACE	822 SF
RESIDENTIAL SPACE	1,220 SF
YEAR BUILT	1974
RENOVATED	2022
TRAFFIC COUNT	15,147 VPD

PHOTOGRAPHY

3421 W MONTAGUE AVE, NORTH CHARLESTON, SC 29418



3421 W MONTAGUE AVE, NORTH CHARLESTON, SC 29418

PARCEL MAP

3421 A
RETAIL
822 SF

3421
RESIDENTIAL
1220 SF



THE DEMOGRAPHICS

3421 W MONTAGUE AVE, NORTH CHARLESTON, SC 29418

One mile

Three mile

Five mile



POPULATION

4,445

51,572

135,798



TOTAL BUSINESSES

726

3,493

84,060



MEDIAN AGE

39.8

38.8

38.3



MEDIAN HOUSEHOLD INCOME

\$64,491

\$65,366

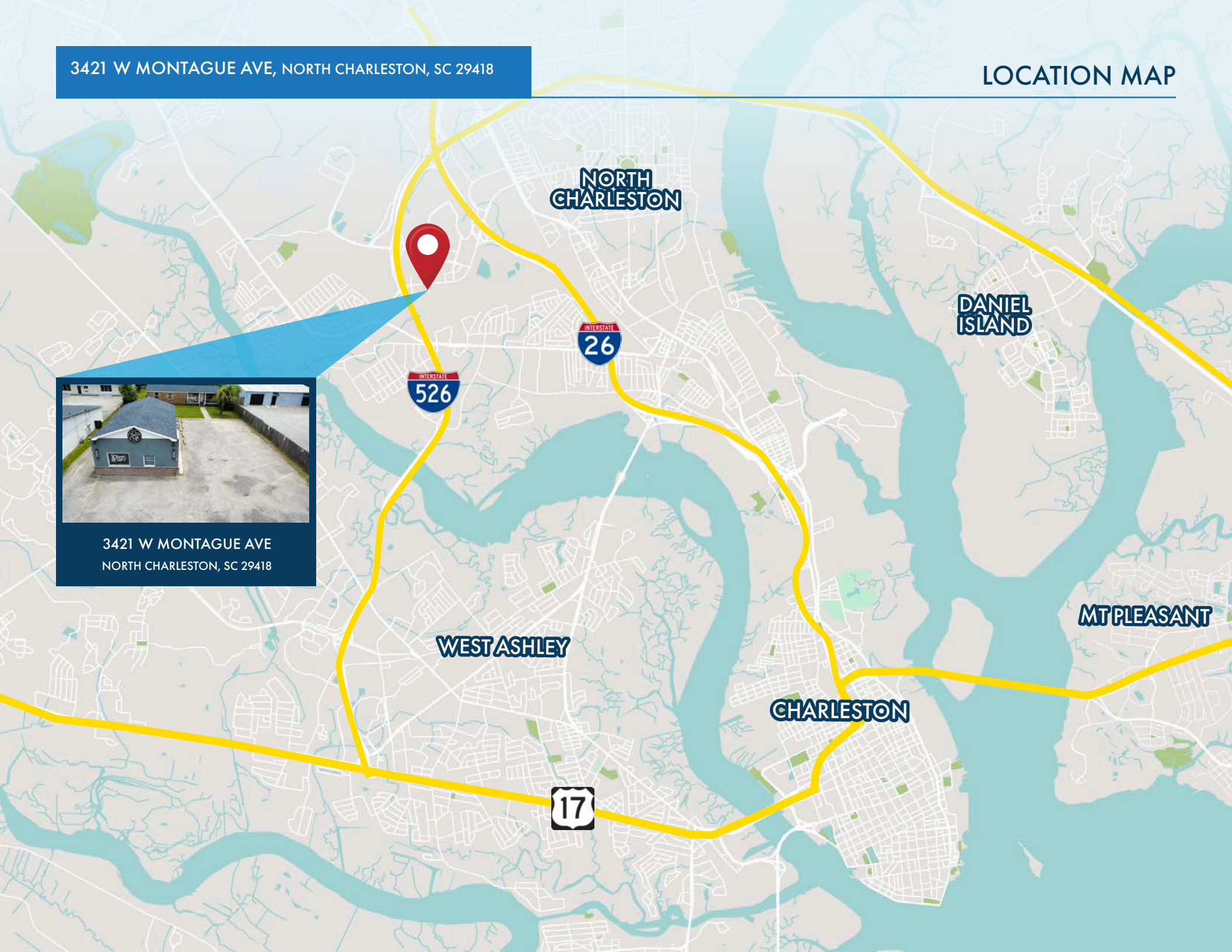
\$70,404

3421 W MONTAGUE AVE, NORTH CHARLESTON, SC 29418

LOCATION MAP

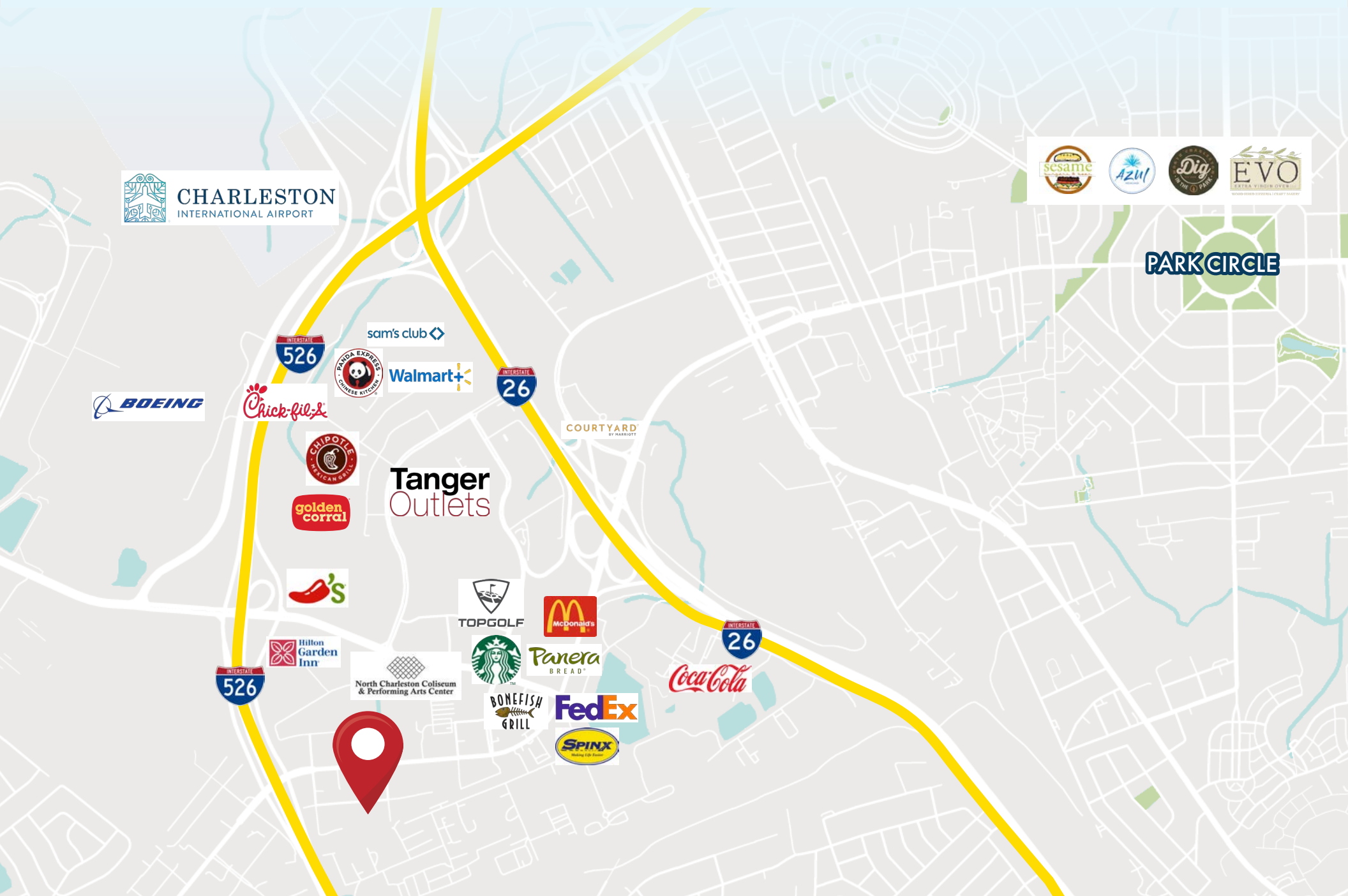


3421 W MONTAGUE AVE
NORTH CHARLESTON, SC 29418



AMENITIES MAP

3421 W MONTAGUE AVE, NORTH CHARLESTON, SC 29418



PARK CIRCLE



Tanger Outlets





CONTACT:

Walter Reid
Senior Associate
+1.843.344.1071
walter.reid@harborcommercialpartners.com

 **Harbor**
COMMERCIAL PARTNERS

harborcommercialpartners.com